109.0	0001	0007.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,000,700	/	1,000,700
USE VALUE:	1,000,700	/	1,000,700
ASSESSED:	1,000,700	/	1,000,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERNON MONA MASGHATI
Owner 2:	
Owner 3:	
Street 1:	14 REED ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VERNON BRYANT C -
Owner 2:	VERNON MONA MASGHATI -
Street 1:	14 REED ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Clapboard Exterior and 2452 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6027.000	622,200		378,500	1,000,700
Total Card	0.138	622,200		378,500	1,000,700
Total Parcel	0.138	622,200		378,500	1,000,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.12 | /Parcel: 408.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 311801
GIS Ref:
GIS Ref:
Insp Date: 09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0001-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	622,200	0	6,027.	378,500	1,000,700		Year end	12/23/2021
2021	101	FV	601,600	0	6,027.	378,500	980,100		Year End Roll	12/10/2020
2020	101	FV	601,600	0	6,027.	378,500	980,100	980,100	Year End Roll	12/18/2019
2019	101	FV	488,400	0	6,027.	373,100	861,500	861,500	Year End Roll	1/3/2019
2018	101	FV	475,800	0	6,027.	286,600	762,400	762,400	Year End Roll	12/20/2017
2017	101	FV	458,900	0	6,027.	270,400	729,300	729,300	Year End Roll	1/3/2017
2016	101	FV	458,900	0	6,027.	248,700	707,600	707,600	Year End	1/4/2016
2015	101	FV	455,200	0	6,027.	232,500	687,700	687,700	Year End Roll	12/11/2014

!15691!

PRINT

Date	Time
12/30/21	21:11:49

LAST REV

Date	Time
09/26/18	13:12:33
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15691

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERNON BRYANT C	69957-371		9/20/2017	Convenience	1	No	No		
DOLAN SARA Q &	55945-103		11/30/2010		618,000	No	No		
CURLEY EDWARD/J	53688-304		10/16/2009	Trade	150,000	No	No		
CURLEY EDWARD/T	48899-232		1/26/2007	Family	99	No	No		

USER DEFINED

Prior Id # 1:	69534
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2016	877	Redo Bas	56,134					Finish Bsmt & 3/4
3/3/2010	143	New Buil	235,000					BUILD NEW SF HOME
12/11/2009	1241	Foundati	20,000	C				FOUNDATION FOR NEW

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
4/5/2012	Inspected	BR	B Rossignol
6/30/2010	Fieldrev-Chg	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6027		Sq. Ft.	Site		0	70.	0.90	6			Wet	-10					378,509						378,500	

Total AC/HA:	0.13836	Total SF/SM:	6027	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,509	Spl Credit		Total:	378,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAUPE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	5.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.5	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18137646
Const Adj.:	1.49985003
Adj $ / SQ:	230.345
Other Features:	92860
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658381
Depreciation:	36211
Depreciated Total:	622170

COMMENTS

SUBDIV PLAN 705 OF 2009 SPLIT FROM #18 REED. OF=XTRA SINK IN MBTH. GAS FIRED FP..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

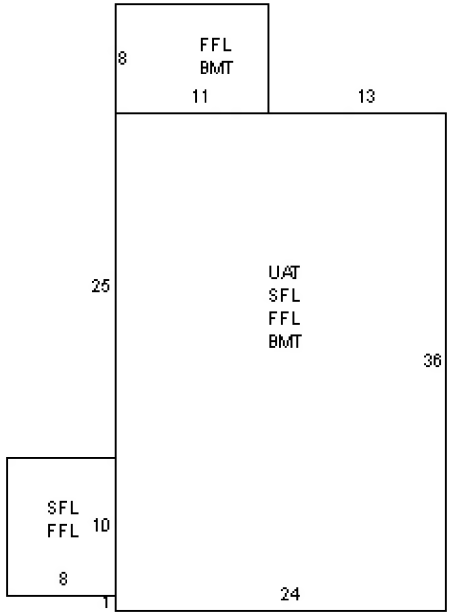
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	230.35
Special Features:	0	Val/Su Net:	197.90
Final Total:	622200	Val/Su SzAd	314.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	230.350	237,716
BMT	Basement	952	95.020	90,457
SFL	Second Floor	944	230.350	217,446
UAT	Upper Attic	216	92.140	19,902

Net Sketched Area:	3,144			Total:	565,521
Size Ad	1976	Gross Area	3792	FinArea	2452

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0001-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	